

**TOMMY L. CALLAHAN AND TENNA CALLAHAN**  
GRANTOR (S)

TO

**WARRANTY DEED**

**MAURI FOUST,**  
GRANTEE (S)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **TOMMY L. CALLAHAN, AND TENNA CALLAHAN**, hereinafter referred to as "Grantor", do hereby sell, convey and warrant unto **MAURI FOUST, IN FEE SIMPLE** hereinafter referred to as "Grantee" the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

**Lot 318, Phase C, STONE CREEK SUBDIVISION, PLUM POINT VILLAGES PUD as located in Section 1, Township 2 South, Range 8 West, DeSoto County, MS, as shown on plat of record in Plat Book 67, Pages 34-36, in the Office of the Chancery Clerk, DeSoto County, MS.**

**Property more commonly known as: 5861 STEFFANI DRIVE, SOUTHAVEN, MS 38671.**

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi.

The warranty in this deed is further subject to Covenants and Restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 357, Page 231, Book 359, Page 460.

The warranty in this deed is further subject to building lines, easements and restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 67, Page 34-36.

\*By way of explanation, **TENNA CALLAHAN**, wife of **TOMMY L. CALLAHAN**, spouse of Grantor hereby conveys grant, sell and confirm unto the Grantee, heirs and assigns, all rights, claims and interest of every kind, character the spouse of Grantor may have or may hereafter acquire by virtue of the spouse of Grantor marriage, or otherwise; to the Grantor, including but not limited to homestead as provided by the laws of the State, to aforescribed real property, but the spouse of Grantor does not join in the covenants and warranties of this indenture.

2009 Taxes shall be pro-rated and possession is to be given on May 20, 2009 at 6 P.M..

Prepared by: Law Offices of Shannon H. Williams, P.C.  
 5960 Getwell Rd. Ste. 212-B  
 Southaven, MS 38672  
 (662)895-9000 \* (662)895-6000 (fax)

WITNESS OUR SIGNATURES, this the 19<sup>th</sup> day of May, 2009.

  
 TOMMY L. CALLAHAN


  
 TENNA CALLAHAN

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I, CRIS O MCCAMMON, a Notary Public of the County and State first above written; do hereby certify that **TOMMY L. CALLAHAN AND TENNA CALLAHAN**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of May, 2009.

  
 Notary Public

My Commission Expires:

07/29/11



(SEAL)

Grantors Address:

3196 Pinetree Loop  
Southaven MS 38672  
 Phone: 901-314-2154  
 Phone: N/A

Grantees Address:

5861 STEFFANI  
SOUTHAVEN, MS 38671  
 Phone: 901-497-9041  
 Phone: N/A